

## WARRANTY DEED

**Know all Men by these Presents,**

**That** I, CHRISTOPHER R. BEACH of Waterville, County of Kennebec  
and State of Maine

**019301**

in consideration of one dollar and other valuable consideration

paid by MARGARET KELLEY of said Waterville

TRANSFER  
TAX  
PAID

whose mailing address is 31 Eustis Parkway, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said MARGARET KELLEY, her

heirs and assigns forever, the following parcel of land with the build-  
ings thereon, situated in Waterville, County of Kennebec and State of Maine,  
described as follows, to wit:

Beginning in the southerly line of Hazelwood Avenue at the northeast corner  
of land of the herein Grantor, land conveyed to the said Grantor by a deed  
recorded in the Kennebec County Registry of Deeds in Book 2539 Page 307 on  
January 31, 1983; thence S 26° 21' 03" W a distance of forty three (43) feet  
to a point; thence N 63° 10' 46" W a distance of ten and one half (10.50) feet  
to a point; thence S 28° 20' 59" W a distance of one hundred and thirty sixth  
one hundredth (100.36') feet to a point marking the southeast boundary of  
property of the herein Grantor; thence S 63° 14' 51" E a distance of sixty  
six and seventy seventh one hundredth (66.77') feet to a point; thence N 28°  
31' 14" E a distance of sixty two (62') feet to a point; thence S 62° 45' 42"  
E a distance of thirty and nine hundredths (30.09') feet to a point; thence  
N 30° 27' 56" E a distance of nineteen and seventy two hundredths (19.72') feet  
to a point; thence N 17° 09' 15" E a distance of sixty two and eighty two  
one hundredths (62.82') feet to the southerly line of Hazelwood Avenue; thence  
N 63° 16' 04" W a distance of seventy six and fifty six one hundredth (76.56')  
feet along said Hazelwood Avenue to the point of beginning.

Being the same property conveyed to the herein Grantor by deed of Martha R.  
Beach on June 19, 1987 and recorded in said Registry in Book 3179 Page 71.

heirs and assigns, to ~~them~~ and their use and behoof forever.

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

XMK

RECORDED FROM ORIGINAL